

32-158

BK 6619PG263

NO TRANSFER
TAX PAID

WARRANTY DEED

026388

Know All Men By These Presents That I, Karen A. Knight

of 43 West River Road, Waterville,
County of Kennebec and State of Maine,

for consideration paid, grant to Karen A. Knight and Frank R. Knight

of 43 West River Road, Waterville,
County of Kennebec and State of Maine
as Joint Tenants

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Waterville County of Kennebec
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 7th day of
September, 2001.

Anne Labbe
Witness

Karen A. Knight
Karen A. Knight

State of Maine
County of Kennebec ss.

On this 7th day of September, 2001, personally appeared before me the
above named Karen A. Knight

and acknowledged the foregoing to be his/her/their free act and deed.

Anne Labbe
Notary Public, Attorney at Law

Anne Labbe

Return to: Karen A. Knight

2) Street, N.Y.

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File No:

Exhibit A - Deed

A certain lot or parcel of land together with any buildings thereon situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows:

Beginning at a granite bound in the westerly line of the Sidney Road, said granite bound marking the northeast corner of land of Edward J. Poulin and Zelig Poulin, and being further identified as marking the third angle in the west line of the Sidney Road from the Oakland Road; thence at an interior angle of sixty-two degrees thirteen minutes with the westerly line of the Sidney Road a distance of one hundred fifty-four and fifty-eight hundredths (154.58') feet to an iron pin; thence at an interior angle of one hundred seven degrees and twenty-three minutes a distance of seventy-two and thirty-four hundredths (72.34') feet to an iron pin; thence at an interior angle of eighty-one degrees and twelve minutes a distance of one hundred thirty-one and four hundredths (131.04') feet to an iron pin the westerly line of the Sidney Road; thence at an interior angle of one hundred nine degrees and twelve minutes a distance of one hundred (100') feet along the westerly line of the Sidney Road to the point of beginning.

The above described parcel of land is conveyed subject to the following restrictions lettered from A to E which will be binding upon the said grantees, and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land:

(A) That said lot or parcel of land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall occupy said land or any part thereof, at any one time;

(B) That no house for more than two families, and that no house costing less than five thousand (\$5,000.00) dollars shall be built upon said lot; and that no buildings, or extension to such buildings, shall be erected or placed on any part of said land nearer to the westerly line of the Sidney Road than fifty (50') feet;

(C) That any outbuilding, including garages, shall to be erected nearer to the westerly line of the Sidney Road, than the front part of the main building erected or to be erected on said land;

(D) That no house or other building shall be erected or placed upon said land nearer to the lines of said lot than six (6') feet. The restriction in this paragraph shall not in any way affect those set forth in paragraphs lettered B and C;

Continued on next page

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LEGAL DESCRIPTION - CONTINUED

(E) Said lot is conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms hereof, or any of them, by the grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees the right is expressly reserved to the grantors, their heirs and assigns, to proceed at law or in equity to compel compliance with the terms thereof.

RECEIVED KENNEBEC SS.

2001 SEP 10 PM 2:03

ATTEST: *Thomas R. McKinnon*
REGISTER OF DEEDS